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Ravalli County Commissioners

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Planning Department
215 South 4th Street; Suite F
Hamilton, MT 59840
Phone 406.375.6530
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OG-07-10-1062

October 10, 2007

Advanced Storage Solutions
Attn: Steve Benedict & Mike West
492 Paradise Trail
Hamilton, MT 59840

Mr. Benedict & Mr. West:

On October 2, 2007, the Planning Department received a complaint regarding the potential creation of a commercial storage facility on the corner of Ricketts and West Bridge Roads. The complaint included photographs showing the presence of a sign stating the following: "Coming Soon Advanced Storage Solutions." It appears that the proposed use on the subject property requires subdivision review for lease or rent, in accordance with the Montana Subdivision and Platting Act and Ravalli County Subdivision Regulations.

In an email dated October 4, 2007, Planning Director Karen Hughes summarized a phone conversation with Mr. Benedict in which she was told that all construction had been halted and that John Horat of Bitterroot Engineering and Design had been contacted by Mr. Benedict to begin the subdivision review process in accordance with State law and County Regulations.

At this point the County is of the understanding that no further development of the property will take place until the completion of local review for compliance with Ravalli County Subdivision Regulations. Please contact me by October 26, 2007, to confirm our understanding is correct and to discuss potential options to address this situation. The County appreciates your willingness to voluntarily stop activities at the site and remedy the situation in a timely fashion.

Sincerely,

Tristan Riddell

Enc: Email dated October 4, 2007 regarding phone conversation with Mr. Benedict.

cc: Ravalli County Board of County Commissioners
Alex Beal, Deputy County Attorney
Outgoing Correspondence File

Tristan Riddell

From: Karen Hughes
Sent: Thursday, October 04, 2007 12:33 PM
To: Tristan Riddell
Cc: Alex Beal; Renee Van Hoven
Subject: Steve Benedict

Tristan, I just talked to Steve Benedict about the mini-warehouse development off Ricketts Rd. He said he has already pulled his contractor off the job (before I talked to him) and has contacted John Horat to start the subdivision process for that property. He understands that we will likely send a violation letter regarding this situation and I indicated that I was pleased that he was willing to voluntarily stop work and enter the subdivision process as quickly as possible to try and remedy this situation. Karen

*Karen Hughes, AICP
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